

5.2.1.1 Increase the Availability of Decent, Safe, and Affordable Housing

To increase the availability of decent, safe, and affordable housing, SPHA plans to expand the supply of assisted housing by meeting its objectives to apply for additional rental vouchers; to leverage private or other public funds to create additional housing opportunities; and to acquire or build units or developments. SPHA proposes to improve the quality of assisted housing by meeting its objectives to improve voucher management, increase customer satisfaction, and concentrate on efforts to improve specific management functions. SPHA will increase assisted housing choices by meeting its objectives to provide voucher mobility counseling and by conducting outreach efforts to potential voucher landlords.

5.2.1.2 Improve Community Quality of Life and Economic Vitality,

To improve community quality of life and economic vitality, SPHA plans to provide an improved living environment by meeting its objective to use the tenant-based assistance program to expand housing opportunities beyond areas of traditional low-income impacted concentrated areas.

5.2.1.3 Promote Self-Sufficiency and Asset Development of Families and Individuals

In order to promote self-sufficiency and asset development of families and individuals, SPHA plans to promote self-sufficiency and asset development of assisted households by meeting its objective to provide or attract supportive services to improve assistance recipients' employability, and assist families who are currently participating in a Family Self-Sufficiency Program.

5.2.1.4 Ensure Equal Opportunity in Housing for all Americans,

In order to ensure equal opportunity in housing for all Americans, SPHA plans to ensure equal opportunity and affirmatively further fair housing by meeting its objectives: to undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability; to undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability; and undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

5.2.2 SPHA Progress Report on Goals and Objectives from Previous 5-Year Plan

- Increase Availability of Affordable, Suitable Housing for Low-Income Families
- Expand the Range and Quality of Housing Choices by Attracting 25 New Landlords

5.2.2.1 Increase Availability of Affordable, Suitable Housing for Low-Income Families

SPHA had a specific goal to assist our community with increasing the availability of affordable, suitable housing for families in the low-income range, cited as a need in the Consolidated Plan. To accomplish this, the Santa Paula Housing Authority planned to leverage funds to acquire 25 affordable rental units for residents of our community by December 31, 2009.

Within the past five years, the Authority has been successful in increasing the number of non-HUD units owned by the SPHA by 27%. Moreover, the Housing Authority of the City of Santa Paula partnered with a nonprofit organization on the development of a 40-unit apartment that provides housing for persons with special needs.

5.2.2.2 Expand the Range and Quality of Housing Choices by Attracting 25 New Landlords

The SPHA had a goal to expand the range and quality of housing choices available to participants in the Santa Paula Housing Authority's tenant-based assistance program. To accomplish this, the Santa Paula Housing Authority planned to attract 25 new landlords who want to participate in the program by December 31, 2009.

During this same 5 year period SPHA has attracted at least 20 first time landlords to participate in the Housing Choice Voucher program offering the tenants a greater choice in the range and quality of rental units.

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The PHA Plan (Administrative Plan) is the Statement of Policies that the Authority will adhere to in the administration of programs under ACC with the U.S. Department of Housing and Urban Development (HUD) and in conjunction with the Code of Federal Regulations (CFR) Title 24. New text was included in the Administrative Plan on the topic of the Violence Against Women Renewal Act (VAWA). A copy of this plan is submitted with the 5 Year Plan and is available at the Authority's office for the public to review. This plan covers all elements of (24 CFR 903.7) and CFR and HUD mandated rules or regulations are incorporated as applicable.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>Not Applicable</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p>Not Applicable</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Not Applicable</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Not Applicable</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>Not Applicable</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The City has recently completed an update to the Housing Element of its General Plan. The update process was thorough and well-received and resulted in an innovative policy document that encourages the responsible creation of affordable housing. The Housing Element also promotes policies that require affordable housing to remain affordable for the longest time possible.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>9.1.1 Develop and Expand Affordable Housing Programs</p> <p>The Authority continues to look to develop and expand affordable housing programs by aggressively pursuing all Federal, State, and local funding announcements and actively promoting the participation of rental property owners in these programs. Moreover, we look to continue to maximize full lease-up and program utilization in all programs to ensure that the maximum number of families is served.</p> <p>9.1.2 Collaborate or Partner with Nonprofit Housing Developers</p> <p>The Authority is also looking to collaborate or partner with nonprofit housing developers on affordable housing developments. These partnerships are important vehicles for ensuring that more affordable rental housing gets built.</p>

9.1.3 Expand Low Rent Housing Inventory

Expanding low-rent housing inventory through new construction and/or acquisition of existing rental housing continues to be an option that we believe can be useful in meeting and addressing housing needs in the coming year.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Accessi- bility	Size	Loca- tion
Income <= 30% of AMI	257	5	5	4	1	2	4
Income >30% but <=50% of AMI	188	5	5	4	1	2	4
Income >50% but <80% of AMI	241	5	5	4	1	2	4
Elderly	117	5	5	4	3	2	2
Families with Disabilities	54	5	5	4	5	2	1
Hispanic	494	5	5	4	1	2	4
Black	3	5	5	4	1	2	4
Amer. Indian	7	5	5	4	1	2	4
Asian	10	5	5	4	1	2	4

Information Sources: 2000 Consolidated Plan of the Jurisdiction (2000), U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset, and SCAG/HUD Consolidated Plan 2000.

9.1.4 Strategies for Addressing the Following Needs

- Relief from Shortage of Housing for all Eligible Populations
- Housing for Specific Family Types:
 - Families at or Below 30% of Median
 - The Elderly
 - Families with Disabilities
 - Families of Races or Ethnicities with Disproportionate Housing Needs

9.1.4.1 Relief from Shortage of Housing for all Eligible Populations

A. Maximize the Number of Affordable Units Available

SPHA will maximize the number of affordable units available to the PHA within its current resources by: maintaining or increasing Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction; undertaking measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required; maintaining or increasing Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration; maintaining or increasing Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of the program; and participating in the Consolidated Plan development process to ensure coordination with broader community strategies.

B. Increase the Number of Affordable Housing Units

SPHA will increase the number of affordable housing units by applying for additional Section 8 units should they become available, leveraging affordable housing resources in the community through the creation of mixed-finance housing, and pursuing housing resources other than public housing or Section 8 tenant-based assistance.

9.1.4.2 Housing for Specific Family Types

A. Strategy to Address the Needs of Families At or Below 30% of Median

To address the needs of families at or below 30% of median income, SPHA will target available assistance to families at or below 30 % of Area Median Income (AMI) by exceeding HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance.

	<p>B. Strategy to Address the Needs of the Elderly</p> <p>To address the needs of the elderly, SPHA will target available assistance to the elderly by applying for special-purpose vouchers targeted to the elderly, should they become available.</p> <p>C. Strategy to Address the Needs of Families with Disabilities</p> <p>To address the needs of families with disabilities, SPHA will target available assistance to Families with Disabilities by applying for special-purpose vouchers targeted to families with disabilities, should they become available.</p> <p>D. Strategy to Address the Needs of Families of Races or Ethnicities with Disproportionate Housing Needs</p> <p>To address the needs of families of races or ethnicities with disproportionate housing needs, SPHA will conduct activities to affirmatively further fair housing by counseling Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units and by marketing the Section 8 program to owners outside of areas of poverty/minority concentrations.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Despite the economic downturn, the Authority is continuing to press forward on meeting its goals and has made no significant amendment or substantial deviation/modification to the mission before us.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>